001.0	0004	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,025,700	/	1,025,700
USE VALUE:	1,025,700	/	1,025,700
ASSESSED:	1,025,700	/	1,025,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCLAUGHLIN LIMITED LLC
Owner 2:	
Owner 3:	
Street 1:	24 TERESA CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC LAUGHLIN PHILIP -
Owner 2:	-
Street 1:	24 TERESA CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1935, having primarily Vinyl Exterior and 2422 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5722.000	541,900	10,500	473,300	1,025,700
Total Card	0.131	541,900	10,500	473,300	1,025,700
Total Parcel	0.131	541,900	10,500	473,300	1,025,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.49 /Parcel: 423.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 1278
GIS Ref:
GIS Ref:
Insp Date: 10/14/17

!125!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	541,900	10500	5,722.	473,300	1,025,700		Year end	12/23/2021
2021	104	FV	517,600	10500	5,722.	473,300	1,001,400		Year End Roll	12/10/2020
2020	104	FV	517,700	10500	5,722.	473,300	1,001,500	1,001,500	Year End Roll	12/18/2019
2019	104	FV	387,300	10900	5,722.	502,900	901,100	901,100	Year End Roll	1/3/2019
2018	104	FV	341,300	10900	5,722.	366,800	719,000	719,000	Year End Roll	12/20/2017
2017	104	FV	320,300	10900	5,722.	319,500	650,700	650,700	Year End Roll	1/3/2017
2016	104	FV	320,300	10900	5,722.	272,200	603,400	603,400	Year End	1/4/2016
2015	104	FV	285,900	11200	5,722.	266,200	563,300	563,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:02:27

LAST REV

Date	Time
01/17/18	11:06:44
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 125

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC LAUGHLIN PHI	64911-255		2/13/2015	Convenience	1	No	No		
MC LAUGHLIN PHI	43281-87		7/14/2004	Family	100	No	No		
MCLAUGHLIN PHIL	31149-171		2/18/2000	Family	1	No	No	4	
CLEMENTS ELIZAB	29881-397		3/5/1999	Convenience	99	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2007	202	Manual	5,000					rebuildf fr decks
7/5/1995	378	Wood Dec	2,800					WDK
7/5/1995	377	Det. Gar	12,000					NEW GARAGE
5/22/1995	285	Demoliti						DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	197	PATRIOT
9/21/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	1278
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5722		Sq. Ft.	Site		0	80.	1.03	1									473,328						473,300	

Total AC/HA:	0.13136	Total SF/SM:	5722	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	473,328	Spl Credit		Total:	473,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	30
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13566136
Const Adj.:	0.99000001
Adj $ / SQ:	202.375
Other Features:	122755
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665770
Depreciation:	123833
Depreciated Total:	541937

COMMENTS

NC = CHK GAR - WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

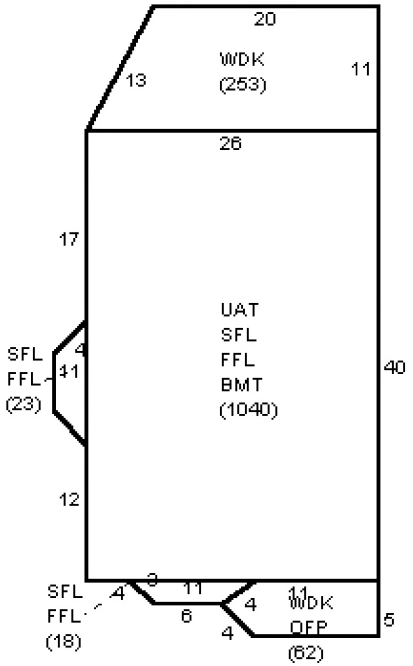
No Unit	RMS	BRS	FL
1	4	2	
1	5	2	
Totals			
2	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	202.37
Special Features:	0	Val/Su Net:	141.16
Final Total:	541900	Val/Su SzAd	250.65

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,081	202.370	218,767
SFL	Second Floor	1,081	202.370	218,767
BMT	Basement	1,040	60.710	63,141
WDK	Deck	315	9.080	2,861
UAT	Upper Attic	260	141.660	36,832
OFP	Open Porch	62	42.680	2,646

Net Sketched Area:	3,839			Total:	543,014
Size Ad	2162	Gross Area	4619	FinArea	2422

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	23X26	A	AV	1998	21.10	T	16.8	104			10,500			10,500

More:	N	Total Yard Items:	10,500	Total Special Featues:		Total:	10,500